

TOWN OF WEBSTER

PLANNING BOARD

MEETING MINUTES THURSDAY FEBRUARY 17, 2022

1 The Planning Board held a meeting on Thursday, February 17, 2022. The meeting was held at the Town
2 Hall in the Grange Hall; 945 Battle Street, Webster, NH 03303.

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4 **Planning Board Members present:** Chairperson Craig Fournier, Paul King, Marlo Herrick, Adam
5 Mock, Susan Youngs, Kathy Bacon.

6
7 **Also, present:** Land Use Coordinator Russell Tatro.

8
9 Chairperson Fournier opened the meeting at 6:30pm. He then took attendance, and all Board members
10 were in attendance. He announced that he would be missing the next meeting and had asked Member
11 King to act as the Planning Chair.

12
13 Chairperson Fournier then read the list of Planning Board recommendations from the 2018 Master Plan.
14 Member Youngs stated she was in favor of the recommendation of adopting some form of cluster
15 housing. Chairperson Fournier added that it wouldn't be long until the Town didn't have anymore
16 buildable lots. Member Herrick felt that the Town was unique in that most of the land was still owned by
17 several old families and that there just wasn't a lot of land available for sale. She also felt that cluster
18 zoning wasn't a bad idea, but the 5-acre zoning minimum should also be reduced. Member Bacon pointed
19 out that the 5-acre minimum was making it more expensive for younger people to build homes in
20 Webster. She felt that cluster zoning might help address the issues. Member Herrick thought this was a
21 good place for compromise to do both the cluster development and reduce the 5-acre requirement.
22 Member Youngs stated that one of the major advantages of cluster development was there would be only
23 one road to all the houses. This would reduce the impact on Town roads.

24
25 Member Bacon asked what the reason was for adopting the 5-acre zoning requirement. She thought it
26 may have been done to address concerns regarding the Town being developed too quickly. She felt that
27 this had a direct impact on the number of families in Town. The Board briefly discussed the history of 5-
28 acre zoning. Land Use Coordinator would investigate the minutes to find out the previous Boards
29 reasoning. The Board then discussed several examples of cluster development and how they could
30 potentially impact the Town.

31
32 Member Youngs brought up the recommendation regarding establishing a village district on 127 that
33 would allow light commercial development. Chairperson Fournier stated that his understanding was that
34 it would be located around the Town Hall area. Currently if a business wanted to move to Town, they
35 would need to first get a special exemption from the Zoning Board of Adjustments (ZBA). Member King
36 pointed out that most of the time the ZBA granted the exemption. Member Herrick felt that it was good
37 they approved most of them. However, this created a great risk for investors who wanted to start a
38 business in Town because the ZBA had the potential of rejecting the proposed plan. She felt having areas
39 zones specifically for commercial would encourage commercial growth. The Board discussed the
40 administrative process and how this could discourage growth. Member King stated that even if they
41 designated an area on 127 a light commercial district there was still a very small amount of property
42 available for development. Member Bacon stated that things change, and this would allow change in a
43 future.

44
45 Member Mock felt that the Town should designate the area near Copart for the district because the land
46 was ideal for it. He also felt the Town should fix the road so that it did not have to have a weight
47 restriction in mud season. The Board then discussed the road conditions that had led to Copart leaving the
48 community. Member Mock thought that the Town should have at least one road that didn't have post
49 weight limits during mud season. Member Youngs stated that this was more of an industrial district as

1 apposed to what they wanted was more of a village center. Member Mock felt that industrial use was also
2 something that should be considered. Member Bacon stated that those that responded to the survey the
3 Board had done to create the master plan had not wanted industrial use. She felt he had a good idea, but
4 the idea needed to be fleshed out. The Board then discussed the potential location for a commercial or
5 industrial district. The Board agreed that this would be something they would need more community
6 feedback on before a decision could be made.

7
8 The Board then discussed the potential of a Junkyard Ordinance. Coordinator Tatro stated that there was
9 already a licensing requirement that the Town could enforce. The State had also adopted rules for
10 Junkyards and the Town that the Town could use. The Town could also adopt its own regulations in
11 addition to the State's requirements that they felt would fit the Town better. The Board discussed the
12 states requirements.

13
14 **MOTION:** Susan Youngs

15 *Motion to approve the meeting minutes from 1/20/22 as written.*

16 **SECOND:** Craig Fournier

17 **CRAIG FOURNIER – YES**

18 **PAUL KING – YES**

19 **MARLO HERRICK – YES**

20 **ADAM MOCK – YES**

21 **SUSAN YOUNGS – YES**

22 **KATHY BACON – YES**

23 **The motion passed 6 to 0**

24
25 **MOTION:** Craig Fournier

26 *Motion to adjourn the meeting at 7:22pm.*

27 **SECOND:** Adam Mock

28 **CRAIG FOURNIER – YES**

29 **PAUL KING – YES**

30 **MARLO HERRICK – YES**

31 **ADAM MOCK – YES**

32 **SUSAN YOUNGS – YES**

33 **KATHY BACON – YES**

34 **The motion passed 6 to 0**

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36
37 Respectfully,
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43 *Minutes taken by Russell Tatro*